



ERIC GIBSON
INTERIM DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcountry.ca.gov/dplu

NOTICE OF PREPARATION DOCUMENTATION

DATE: August 14, 2008

PROJECT NAME: West Lilac Farms Residential Tentative Map

PROJECT NUMBER(S): TM 5276

PROJECT APPLICANT: James Pardee, Jr.
West Lilac Farms, LLC
267 Stonecreek Court
Westlake Village, CA 91361

ENV. REVIEW NUMBER: ER 02-02-002

PROJECT DESCRIPTION: The proposed project is a subdivision to create 28 single-family lots ranging in size from 2.1 to 5.9 acres on a 92.8 -acre site in the Bonsall Community Planning area. The lots would be sold to individuals to develop custom homes. Lots will be accessed by a network of private internal streets which will connect to the existing streets of Aqueduct Road and Via Ararat Drive. The private internal roadways will be 30 feet wide and will be maintained by a Home Owners Association (HOA). The HOA will levy assessments to ensure adequate maintenance and repair of these internal private streets. The HOA will also contribute to the on-going maintenance of Via Ararat Drive and Aqueduct Road through a private road maintenance agreement satisfactory to the Director of Public Works. Earthwork will consist of cut and fill of approximately 84,000 cubic yards of material. The proposed use of the lots will be residential.

Approximately 82 acres of the 92.8 acre site are currently being used for agricultural operations consisting of citrus, avocados, and cut flowers. Approximately 60 acres of these existing agricultural operations will be retained as part of the project. Continuing

agricultural uses on site will be integrated with the large estate lots that are proposed. The site is zoned A70 which permits residential development on minimum lot sizes of 2 acres. As part of the project, Aquaduct Road and Via Ararat Drive will be improved to meet County road standards. Internal roads constructed as part of the project will connect to Aquaduct Road and Via Ararat Drive providing two routes of access for the subdivision. Both of these roads connect to West Lilac Road, a public road designated as a County circulation element roadway. West Lilac Road connects to I-15 and Old Highway 395 east of the project site. Water service for the project is provided through the Rainbow Municipal Water District. Fire service for the project is provided by the Deer Springs Fire Protection District (DSFPD). The DSFPD has determined that as conditioned by them the project adequately addresses all fire risks and adequate fire service can be provided to the project.

There are four existing wells on the project site that have been used for a number of years to water the citrus groves. One of the existing wells will be destroyed because it is adjacent to a proposed leach field. The three remaining wells will remain on site and will be owned by the future lot owners in which the wells are located. The wells will only be used for watering existing citrus trees. Potable water for residential use and residential landscaping will be provided by Rainbow Municipal Water District. On-site septic systems will be provided for wastewater.

PROJECT LOCATION:

The project site is located south of Lilac Road and northeasterly of the intersection of Via Ararat Drive and Mt. Ararat Way within the unincorporated area of the County of San Diego in the Bonsall Community Planning area.

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report.

The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

Aesthetics: Scenic Vistas and Visual Character

Agricultural Resources: Unique Farmland and Agricultural Conversion

Biological Resources: Sensitive Species, Riparian Habitat, Wildlife Corridors and Conservation Plans

Cultural Resources: Archaeological Resources

Hazards/Hazardous Materials: Wildland Fires and Past Pesticide Use

Hydrology/Water Quality: Polluted Runoff

Land Use/Planning: Consistency with Existing Plans

Noise: Increase in Ambient Noise Levels

Transportation/Traffic: Cumulative Impacts and Line of Sight Issues

Attachments:

Project Regional Location Map (Figure 1)

Project Detailed Location Map (Figure 2)

Proposed Tentative Map (Figure 3)

Environmental Initial Study